



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes September 5, 2019***

### **CALL TO ORDER**

John Janek called the meeting of the Plan Commission to Order on Thursday, September 5, 2019, at 7:00 PM.

### **PLEDGE OF ALLEGIANCE & SWEAR IN**

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Don Scaturro, Wayne Reuter, Ritch Alexander and Frank Orris. Excused absence: Shirley Howard, Mark Davis and Don Luddeke.

Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, Alderman Gerald Williams, Alderman Bob Pickerell and Alderman Dan McDowell.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting August 1, 2019 and this evening's Agenda was made by Roger Tracy and second by Ritch Alexander. All in favor. Motion carried.

### **COMMENTS BY THE CHAIRMAN**

John Janek advised the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, September 17, 2019.

### **COUNCIL REPORT**

Alderman McDowell affirmed the City Councils concurrence with the Plan Commissions approval for the Special Use for Vega Properties LLC. At 1333 Schaeffer Rd, for Trucking Terminal in the old Lowe's Building.

**PETITIONER (1):** Gateway Field House  
3519 Il State Rt 162  
22-1-20-16-00-000-014.004

John Janek explained the request for Non-Conforming Special Use, with the construction of a Metal Pole Building on the property, in a District zoned C-4.

Greg Cushing of 325 Quail Lake Dr., Troy Illinois, representative for Gateway Field House explained that they would like to add a metal pole barn to the now existing front parking area, to be used for additional storage space and indoor field training during the winter months and inclement weather.

Roger Tracy asked if the building would be enclosed and Mr. Cushing explained that there would be walk in entrances and 1 garage door.

Steve Willaredt explained that this was at one time the driving range asked Mr. Cushing to enlighten the board what they are now doing at this location.

Mr. Cushing explained they have replaced the driving range with a ball diamond and small foot golf course, an infield practice field and batting cages. (Foot Golf is golf with a soccer ball)

Wayne Reuter asked what material they were using and Mr. Cushing stated they would be using gray metal siding with blue trim on the building to match their existing building.

Steve Willaredt stated that the reason for this petition is Sect 4.10.30 of Building Code that states pre-engineered pole barn type building are not permitted and would need a special use in a C-4 District. Steve stated there are other similar buildings in the area.

**MOTION** By Mary Jo Akeman, second by Wayne Reuter to approve the request for a Non-Conforming Special Use, with the construction of a Metal Pole Building on the property, in a District zoned C-4. All in favor. Motion carried

**ROLL CALL VOTE**

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

A partial Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a. Does permit expire with change of ownership and/or use? Yes
- b. Is re-application necessary to intensify use? Yes
- c. Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

**MOTION By Don Scaturro, second by Roger to approve the Non-Conforming Use Checklist. All in favor. Motion carried.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>		

**Petitioner (2):**  
**Denny Winn**  
**Denwinn Art and Design**  
**2019 Edison Ave**  
**22-2-20-18-17-303-043**

**Request to Establish a Tattoo Parlor Business in a District Zoned C-4, HARC District.**

**Lisa Moore of 1721 Spruce Granite City, represented Denwin Art and Design.**

**Steve Willaredt stated that this is an existing business on Niedringhaus Avenue, in the rear of the building owned by Brenda Whitaker.**

**Mary Jo Akeman asked if this was approved by the HARC when it originally opened. Steve Willaredt stated no, because there was no store front. The business is classified as art and they intend to do more than just tattoos.**

**Lisa Moore explained that Dennis Winn does art work for events, airbrushing and tattoos.**

**Wayne Reuter asked what is in the building at this time. Steve Willaredt answered that the building is vacant at this time.**

**John Janek questioned any art work that would be placed on the front or sides of the building. Steve Willaredt explained that anything they would place on the front or sides would have to be approved by this board.**

**Mary Jo Akeman expressed her concerns with a Tattoo Parlor across from City Hall.**

**John Janek explained that there has been Tattoo Parlors in the downtown area for quite some time.**

**Derek Filcoff asked about signage and Lisa Moore stated she was not sure at this time but would submit any plans at a later date. She stated it would probably be a simple window design with LED Lighting.**

**Derek Filcoff asked what their current lease was and if their move was an emergency situation. Lisa Moore explained the lease was month to month and that the location was making it hard for the business to survive. It was difficult for customers to even find them.**

Steve Willaredt explained that this is an established business, with a city business license. He said that like Mary Jo Akeman expressed, it will be across from City Hall and thought it should be a decision made by the board.

Ritch Alexander stated that we don't need to worry about the outside of the business is going to look like, that is not what is in question.

John Janek declared that Tattoo Parlors are being demonized for no reason. This is a choice.

Dan McDowell confirmed that this is exactly what the Arts & Entertainment District is designed for.

Motion by Wayne Reuter, second by Roger Tracy to approve the request to establish a Tattoo Parlor Business in a District Zoned C-4, HARC District at 2019 Edison Ave, for Denwin Art and Design.

**ROLL CALL VOTE**

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

**NEW BUSINESS—None**

**UNFINISHED BUSINESS-None**

Motion by Don Scaturro, seconded by Roger Tracy to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,  
*Melanye Weinhoff*  
Secretary,  
Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: September 5, 2019**

**PETITIONER:** Gateway Field House  
3519 Il State Rt 162  
22-1-20-16-00-000-014.004

**MOTION By Mary Jo Akeman, second by Wayne Reuter to approve the request for a Non-Conforming Special Use, with the construction of a Metal Pole Building on the property, in a District zoned C-4. All in favor. Motion carried**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>		

**A partial Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.**

- a. Does permit expire with change of ownership and/or use? Yes
- b. Is re-application necessary to intensify use? Yes
- c. Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

**MOTION By Don Scaturro, second by Roger to approve the Non-Conforming Use Checklist. All in favor. Motion carried.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>		

\*\*\*\*\*end of Advisory Report\*\*\*\*\*

***PLAN COMMISSION ADVISORY REPORT***

**Hearing Date: September 5, 2019**

**Petitioner (2):**                      **Denny Winn**  
   **Denwinn Art and Design**  
   **2019 Edison Ave**  
   **22-2-20-18-17-303-043**

**Request to Establish a Tattoo Parlor Business in a District Zoned C-4, HARC District.**

**Motion by Wayne Reuter, second by Roger Tracy to approve the request to establish a Tattoo Parlor Business in a District Zoned C-4, HARC District at 2019 Edison Ave, for Denwin Art and Design.**

**ROLL CALL VOTE**

<b>John Janek</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Roger Tracy</b>	<b>Yes</b>	<b>Don Scaturro</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>	<b>Frank Orris</b>	<b>Yes</b>		

\*\*\*\*\*end of Advisory Report\*\*\*\*\*